THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 190520735

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 427821

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $315,000.00.

Affiant

Subscribed and sworn to before me, this 12th day of June, 2019.

Notary Public
My Commission Expires: 3-25-23

NANCY L. SCHNEIDER NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON My Commission Expires

Karen Johnson Davidson County
Batch# 242655 DEEDWARR
06/13/2019 08:49:30 AM 3 pgs
Fees: $18.00 Taxes: $1,165.50
20190613-0056674

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Sarah Temple Stevenson 3818 West End Avenue #107 Nashville TN 37205	New Owner	Tax Parcel ID No. 104090K10700CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Kathryn Bowdoin Lalor, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Sarah Temple Stevenson, an unmarried woman**("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 107, Building B, together with the appurtenant interest in the common elements of The Montclair, a horizontal property regime as established under Master Deed and By-Laws, of record in Book 7332, Page 380, amended in Book 7902, Page 113, Book 7902, Page 132, Instrument No. 20021231-0162451, and Instrument No. 20030113-0005471, Register's Office for Davidson County, Tennessee, said unit being depicted on the Condominium Site Plan attached as Exhibit "B" to the aforementioned Master Deed.

Being the same property conveyed to Kathryn Bowdoin Lalor, unmarried by Warranty Deed from James D. Qualk, recorded on the 20th day of May, 2013 in Instrument No. 20130520-0050343, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2019 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of THE MONTCLAIR, as recorded in Plat Book 6900, Page(s) 954, in the Register's Office of Davidson County, Tennessee.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 6846, Page 838, in the Register's Office of Davidson County, Tennessee.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing THE MONTCLAIR Condominium of record in Book 7332, Page 380, as amended by instrument(s) of record in Book 7902, Page 113, Instrument Nos. 20021231-0162451, 20030113-0005471, in the Register's Office of Davidson County, Tennessee; also subject to

easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

Easement for Ingress and Egress, recorded in Book 6881, Page 926 and Book 7902, Page 109, in the Register's Office of Davidson County, Tennessee.

Easement recorded in Book 7902, Page 145 and Book 6846, Page 833, in the Register's Office of Davidson County, Tennessee.

This is improved property located at 3818 West End Avenue #107 Nashville TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 12th day of June, 2019.

Kathryn Bowdoin Lalor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Kathryn Bowdoin Lalor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 12th day of June, 2019.

Notary Public

My Commission Expires: _____

WILLIAM T CHAPMAN IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 09, 2022

CERTIFICATE OF AUTHENTICITY

I, Donald R. Barrett, Jr., do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

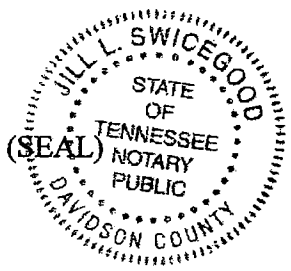
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L Swicegood, a notary public in and for the aforesaid county and state, the within named Donald R. Barrett, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Notary Public

My Commission Expires: July 9, 2022

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